

CARLISLE PLANNING BOARD

MINUTES

APRIL 24, 1989

Present:

Sylvia Sillers  
Stephen F. Davis  
Stephen Tobin  
George B. Foote  
Elaine H. Olden,  
Administrative Planning Assistant

Bills

The Planning Board authorized payment of bills as presented.

Cranberry Hill Performance Agreement

The members instructed Mrs. Olden to send the tripartite agreement proposed by the applicant to Town Counsel for advice as to its form.

Modification to Approved Hayes Farm Subdivision Plan

On motion by Mr. Tobin seconded by Mr. Davis, Mr. Tobin, Mr. Davis, and Ms. Sillers voted that the request of Carlin Realty Trust, Douglas E. Tocio, Trustee, for modification of the plans for the Hayes Farm Subdivision off Concord Road to include a bridge of approximately 325 feet at the first wetlands crossing is significant and warrants a public hearing. Mr. Foote abstained.

Acceptance of Elizabeth Ridge Road

At 8:15 p.m., Chairman Sillers called to order the public hearing continued from April 10, 1989, on a proposal that the Selectmen lay out and the Town accept Elizabeth Ridge Road. Noting the Board's consulting engineer's verbal report that the road has been constructed according the Planning Board regulations, Mr. Foote moved that the Planning Board recommend that the Town accept the road, with the caveat that the Planning Board recommendation does not pre-empt the recommendation made by the Conservation Commission concerning wetlands issues. Mr. Tobin seconded the motion, which carried unanimously. Chairman Sillers closed the public hearing at 8:28 p.m.

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## Acceptance of Patch Meadow

At 8:28 p.m., Chairman Sillers called to order the public hearing continued from April 10, 1989, on a proposal that the Selectmen lay out and the Town accept Patch Meadow Road. Noting the Board's consulting engineer's report that the road has been constructed according to Planning Board regulations, Mr. Foote moved to recommend that the Town accept the road. Mr. Tobin seconded the motion, which carried unanimously.

Ms. Chaput joined the meeting.

## Ice Pond Road

At 8:35 p.m., Chairman Sillers called to order the public hearings continued from April 10, 1989, on the application of Charles Boiteau for approval of a two (alternative) Definitive Plans for property located north of East Street, the plans entitled respectively "Ice Pond Road - 1000 Ft." and "Ice Pond Road -- 1070 Ft.", with each plan showing one lot; on the application of Charles Boiteau for a Special Permit for a Conservation Cluster pursuant to Section 5.5 of the Carlisle Zoning Bylaws for property known as "Ice Pond Road" on a Definitive Plan submitted concurrently with the Special Permit application; on the application of Charles Boiteau for Special Permits for two Common Driveways ("A" and "B") pursuant to Section 5.4 of the Carlisle Zoning Bylaws for property known as "Ice Pond Road" on a Definitive Plan submitted concurrently with the Special Permit applications.

The applicant presented the following information:

There are two fire holes in the vicinity, one of which is 750 feet up on East Street. With the permission of the owners, Mr. Boiteau would deepen this pond to provide enough capacity to serve his proposed subdivision. The other fire hole is approximately 2,000 feet away. A third fire hole with quite a bit more water is about the same distance away from the furthest lots in his proposed subdivision, about 800 or 900 feet.

Mr. Foote said that the main concern with the fire protection which Mr. Boiteau proposes is access to the fire hole for maintenance; an easement from the owner for maintenance would be necessary. Mr. Tobin said that the Board would need proof of an adequate water supply from the fire pond.

Noting a letter from Mrs. Loring, Conservation Administrator asking if the second roadway wetland crossing could be avoided by changing the road layout slightly, Mr. Foote said that he prefers the present layout as the most desirable alignment because of the

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topography, and the Board concurred.

The members and Mr. Boiteau agreed that the following items are outstanding: Board of Health approval for the definitive plans; fire protection; and the Conservation Restriction for the trail.

In discussion of the construction of the road, Mr. Foote commented that sufficient drainage interception is needed so that the water table is below the base of the roadway, providing 12 inches of dry base beneath the roadway. Ms. Chaput and Mr. Foote said they want to have turning radii on the common driveways for trucks. Mr. Boiteau agreed to design turnouts to accommodate fire trucks.

The members and Mr. Boiteau agreed that another outstanding item is the Maintenance Agreement for the Common Driveways and that Mr. Boiteau will submit a new Agreement which Mrs. Olden will send to Town Counsel with a letter to Town Counsel stating that one of the Board's concerns is that the lay landowner be properly on notice as to his responsibilities.

Mr. Boiteau agreed to submit information on the dimensional criteria for the conservation cluster.

The members and Mr. Boiteau agreed that two more outstanding items are the form in which the common land will be held and a covenant to prevent further subdividing.

In discussion of the trail, the following issues were identified: what if any limitations should be imposed on the owners; what standards for maintenance should there be; will horses be permitted. Mr. Boiteau said that a 10-foot portion of the trail easement which overlaps the common driveway easement will be cleared for the trail, and utilities will be buried under it.

After discussing maintenance standards for the trail at length and discarding a suggestion to consult Town Counsel as to whether it is necessary to specify maintenance standards in the trail easement in order for the standards to be enforceable, the members agreed with Mr. Boiteau that Mr. Tobin will consult with the Trails Committee to draw up a list of trail maintenance standards and present the Committee's policy about permitting horses on trails.

At 10:25 p.m., Chairman Sillers continued the public hearings to May 8, 1989.

### Planning Board Reports to Town Meeting

Members took responsibility for reporting to Town Meeting as

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follows: Road acceptance - Ms. Sillers; Default funds - Mr. Foote; Accessory Apartment bylaw - Ms. Chaput (Ms. Sillers if Ms. Chaput should be absent); McAfee land - Mr. Tobin (Ms. Sillers if Mr. Tobin should be absent); Bisbee land and reaffirmation of the bonding authority - Ms. Sillers. On motion by Ms. Chaput seconded by Mr. Tobin, Ms. Chaput, Mr. Tobin, Ms. Sillers, and Mr. Davis voted that the Planning Board is willing to work with the developer in connection with the Bisbee land to solve his problems but the solution must be acceptable to the Planning Board. Mr. Foote abstained. On motion by Ms. Chaput seconded by Mr. Tobin, Ms. Chaput, Mr. Tobin, Ms. Sillers and Mr. Davis voted that the Planning Board continue support of the bonding authority for purchase of the Bisbee land.

Meeting adjourned at 10:45 p.m.

Respectfully submitted,

Elaine H. Olden  
Administrative Planning Assistant